

## **PROPOSED DEVELOPMENT CONDITIONS**

**SE 2015-MV-003**

**July 24, 2015**

If it is the intent of the Board of Supervisors to approve SE 2015-MV-003 located at 6614 Winstead Manor Court, Tax Map 99-2 ((17)) 34, for a home child care facility with up to twelve children at any one time, pursuant to Sect. 6-105, 6-106, and 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions:

1. This Special Exception is granted only to the applicant, First Years Learning Center LLC/Claudia Tramontana, and is not transferrable without further action by the Board of Supervisors, for the home child care use as indicated on the Special Exception Plat, consisting of an annotated House Location Survey entitled "House Location Survey, Winstead Manor, Lot 34," was prepared by Charles P. Johnson & Associates, Inc. and certified on October 20, 2014, and revised on May 8, 2015, by Claudia Tramontana and these conditions.
2. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and made available upon request to all departments of the County of Fairfax during the hours of operation for the permitted use.
3. The hours of operation for the home child care facility shall be between the hours of 6:30 a.m. and 6:30 p.m., Monday through Friday.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve until July 22, 2018, at which time there shall be no more than nine children on-site at any one time, excluding the provider's own children.
6. A maximum of two non-resident employees, whether paid or not for the services, may be involved in the home child care facility and limited to the hours of 7:00 a.m to 6:00 p.m.
7. All drop-off and pick-up of children shall take place on the driveway. At no time shall drop-off or pick-up occur on the pipestem. The two parking spaces on the driveway shall be reserved for drop-off and pick-up during the hours of operation. Arrival and departure of children shall be staggered to ensure that the driveway will be available to accommodate pick-up and drop-off of children.

8. The existing two-car garage shall not be converted to any use that would preclude the parking of vehicles and shall accommodate parking for the dwelling.
9. Any portions of the dwelling associated with the home child care facility that are used as a children's sleeping or rest area shall be located in a room with an operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency escape and rescue openings shall be of the dimension and size specified by the Virginia Uniform Statewide Building Code.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable County and State regulations and standards within one year of approval. The playground shall be fenced and play equipment shall be located on and surrounded by wood chips or comparable material.
12. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until they are adopted by the Board of Supervisors.

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-105 of the Zoning Ordinance, the special exception shall take effect upon approval by the Board of Supervisors.